



memorandum

To: Kristin Kassner
Planning Director, Town of Burlington
25 Center Street, Burlington, MA 01803

Date: November 22, 2017

Project Name: The District Burlington

RE: Minor Engineering Change Application

From: Katie Snyder, National Development
Christopher M. Jones, CRJA
Richard S. Hollworth, VHB

Copy to: Andrew Gallinaro, Leah Harsfield, and Allan Luciw, National Development
Mark Vaughan and Melissa Cushing, Riemer & Braunstein

In response to our meeting with town staff on August 29, 2017, we have prepared the following summary in support of an Application for a Minor Engineering Change to the Town of Burlington Planning Board. With construction of The District Burlington (formerly New England Executive Park) substantially complete we would like to formally approve the minor changes that have occurred during the construction phase. All of the changes included on the attached Minor Engineering Change plan set were previously approved by Town staff as part of Field Changes 2, 3 and 4. We would like to kindly request review and approval by the Planning Department of this plan set in support of our submission for a Minor Engineering Change to the Planning Board.

Below is a general summary of the changes included within this Minor Engineering Change plan set:

District Ave Roadway & Retail Area:

- An existing concrete electrical duct bank was discovered in front of future Building B/E, which then shifted the Building back five (5) feet, as well as the hardscape, planting and transformer location. In order to maintain consistency in the streetscape along District Ave because of this, we
 - shifted the street poles,
 - widened the amenity zones along District Ave (in front of both B/E, A, and C,
 - widened the planters,
 - rearranged the site furniture within the amenity zones,
 - updated the grades,
 - extended the granite planted curb at the northwest corner of B/E in order to solve for change in grade from patio to sidewalk,
 - adjusted plantings around transformer pad once it shifted,
- Adjustments at North side of Building A, in response to the Pressed Café Special Permit Approval from Planning Board:
 - A total of 8 bollards added along the north side of the Restaurant area adjacent to the parking and drive aisle.
 - Added raised granite curb landscape planter on the west side of Building A to break up façade and provide added vehicular protection.
- Refinements to Building C’s West elevation based on meetings Planning Department Staff:

- Revised the planters west of Restaurant “C” to be raised in granite curbs and connected the 2 previously isolated trees into a single raised granite planter curb. Added additional low growing shrub planting for additional façade enhancement.
- Changed location of lighting control box from adjacent to Building A to adjacent to Building 1.
- Provided sand based structural soil for additional planting soil volumes to aid in the long term success of the new District Ave street trees.
- Modified the site lighting fixtures at pole specifications at the beginning of entry drive based on aesthetic – creating pedestrian sense of place.
- After receiving several complaints from tenants regarding safety of pedestrians due to speeding cars, particularly in the Retail Area, we collectively decided to add a raised crosswalk. The raised crosswalk will not only provide a truly safe pedestrian moment in an area where we have seen many pedestrians crossing, it will also serve as a traffic calmer and speed bump. As a result of adding this raised crosswalk, we added shallow drainage structures to prevent ponding on the uphill side of the new crosswalk, and we adjusted pavement markings for the appropriate traffic flow.
- After review, discussions with Planning Staff, we dedicated the parking spaces adjacent to the the dumpster enclosure located on the west property line (near Burlington Mall) to allow a buffer between the dumpster gate and other parking areas. Addition of planting material to provide supplemental screening around the dumpster enclosure at the Burlington Mall property line. The planting schedule and program was approved by Planning Staff on May 30, 2017.
- An additional shrub and small columnar tree was added to the west elevation of Building 300 (Island Creek Oyster Bar), as requested by Planning Staff.
- The street benches were slightly repositioned as needed slightly away from District Ave due to long term maintenance concerns with plows during the snow season.
- An additional 3 ½” of Permeable Concrete Unit pavers were added to both sides of District Ave to allow for tighter jointing at the adjacent pedestrian concrete sidewalk.
- There were various grading and drainage adjustments made along District Ave from Buildings 500 and 1200 down to Building 1000, as we tied in the new District Ave grading and drainage to the existing driveways. The work included adding a few catch basins, adjusting curb line slightly, and shifting the limit of work in the driveway in order to comply with new grades. All modifications will be included as part of final as-built drawings being issued to the Town departments.
- Minor shifting of the seat walls and minor grading adjustments, at the Mall pedestrian connection occurred to avoid conflicts with existing utilities.
- Added a small section of vertical granite curb in front of the existing Verizon Box to allow for sidewalk to go around it.

Building 2400/Garage Area:

- A small section of sidewalk has been removed adjacent to the southerly garage entrance from Building 2400 parking area.
- Planting revisions/additions have occurred along the northwest side of the Tuscan Kitchen behind the new entry wall. Some of this planting has been provided as replacement for material lost during construction sequencing.
- After removing the dumpster pad from the southwest entry area of the new Garage, we replaced the area with a hardscaped area intended for the bicycle rental company to keep the bicycles. The area

received a slight adjustment in curb line, and is protected by bollards to ensure safety. In addition, a tree was added in the area of the adjusted curbing.

- Realigned stabilized path between Mall Road and 2400 Garage due to grading issues, in order to bring it to ADA compliance. This added some additional lineal feet of stone dust path in order to accommodate.
- Increased the planting plug area of the raingarden to the northeast of the Garage to avoid maintenance issues within mowing the bottom of a grass swale in this location. Recharge continues to function as designed.
- Changed the trench grate crossing to a culvert at the 2400 Garage raingarden based on a grading issue.
- We decided to dedicate a number of parking spaces closest to Tuscan Kitchen and Building B/E (2200) exclusively for Restaurant Use. After receiving numerous complaints from Tuscan Kitchen's patrons and staff about the lack of available parking during lunchtime, and after hearing similar concerned feedback from prospective restaurant tenants touring the B/E restaurant, we strongly felt that this was the right decision. We have signed the parking rows appropriately.

Building 400 (Hotel):

- Parking lot behind the Hotel adjacent to the Mall was discovered to need full depth re-paving, versus just mill and overlay. Contours and spot grades added to the plan for clarification.
- The addition of a curbed planter to the restaurant front door to accommodate for minor grading revisions at the nexus of the north and west pedestrian sidewalks. The addition of the planter provides additional screening and more vehicular protection to the relocated restaurant patio while providing a viable solution to solve for the minor cross slope issue defined in the field.
- The added delineation of the future restaurant patio (constructed by the future restaurant tenant) along the west elevation of District Ave. This patio was approved as part of the Use Special Permit Decision issued to our restaurant tenant by the Planning Board on August 14, 2017.
- A reduction to the concrete sidewalk leading to the future restaurant tenant's kitchen entrance. The deleted concrete is replaced by an expanded landscaped bed and the kitchen door is screened by a cedar fence which also serves as an outdoor storage area (no trash storage) for the restaurant operation. This information was also previously reviewed and approved by the Planning Board and included in the Use Special Permit Decision issued to the future restaurant tenant on August 14, 2017.
- Minor revisions to accommodate the previously relocated handicap parking spaces. Modifications include a relocated sidewalk handicap ramp and minor grading revisions.
- The addition of a subsurface catch basin along the south parking entrance to accommodate slight modifications to finish grade.

Building 1500, 1600, and 1700 Area:

- The parking lot behind Building 1500 and 1600 were discovered to need full depth re-paving, versus just mill and overlay.
- Grading Issues with existing non-conforming areas. An existing non-conforming (ADA) ramp was replaced with a walkway to the west side of Building 1500 to bring it up to code.
- Two existing light poles in the front driveway adjacent to Building 1700 needed to be relocated as they were not accurately shown on the plans. They were relocated to accommodate the new sidewalk line.

- Slight adjustment in curb to provide a 25' drive aisle so that hand holes could be installed at old light pole locations.
- Slight adjustments in grades and inverts of a few catch basins in order to tie into existing structures, and to meet existing pavement grades.
- Replaced several existing sidewalks with new sidewalks on the north side of Building 1500 and the north entrance of Building 1600.
- The bio-retention basin in the courtyard of Buildings 1500, 1600, and 1700, had to be slightly shifted and reshaped, as there were several direct bury electrical utilities, drain pipes and telecommunications infrastructure were discovered at higher grades than assumed during the design phase.

Building 700:

- An existing Verizon vault was discovered at the base of the building, which resulted in shifting of the foundation slightly. Based on this added "grasscrete" pavers and additional plantings were added for aesthetics and to ensure access by Verizon to their vault.
- Revised grading due to the slight change in existing slab elevation at the point of connection to the new slab.
- Adjusted ADA parking on south side back to the original layout to coincide with CRJA located planters.
- We replaced several feet of existing sidewalk around Building 700 with new sidewalks. We replaced old curb and sidewalk with new from the east side of the Building around to the north side of the Building.
- We relocated the flagpole that had been behind Building 700 to the green in the lawn of Building 800.
- The removal of two head-in parking spaces to accommodate a more visible and safer approach to the west entry of Building 700. The new area now includes a decorative stamped asphalt feature.

Other infrastructure and general adjustments:

- Based on Eversource's direction, added electrical conduit from the Hotel transformer to the old direct bury cable going around Building 500.
- Clarified and identified inverts of drainage structures in various locations.
- Further refinements to various accessible parking spaces to respond to grading conditions.